



Gorse Cottage, Hutton Roof  
£185,000



## Gorse Cottage

Hutton Roof, Carnforth

An appealing deceptively spacious mid terrace cottage with countryside views from the front aspect situated within the hamlet of Hutton Roof just a short drive from the many amenities available in the market town of Kirkby Lonsdale. Hutton Roof offers easy access to both the Yorkshire Dales and Lake District National Parks and Junctions 35 and 36 for the M6.

The well presented accommodation briefly comprises sitting room with traditional open fireplace and study area, dining kitchen and utility room to the ground floor and two bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and oil fired heating and is offered for sale with no upper chain.

Outside offers a small seating area and fuel storage at the rear.

Off road parking for one vehicle.

Council Tax band: C

Tenure: Freehold

## GROUND FLOOR

### SITTING ROOM WITH STUDY SPACE

22' 4" x 9' 10" (6.8m x 3m)

Double glazed door, two double glazed windows, two radiators, traditional open fireplace with polished cast iron insert, granite hearth and pine surround, wall lights, understairs cupboard.

### DINING KITCHEN

21' 7" x 9' 8" (6.59m x 2.95m)

Single glazed door to utility room, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, wall lights, tiled splashbacks.

### UTILITY ROOM

Double glazed door and window, oil central heating boiler, plumbing for washing machine.

## FIRST FLOOR

### LANDING

10' 3" x 9' 0" (3.13m x 2.75m)

Double glazed window, radiator, loft access, radiator to stairwell.

### BEDROOM

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window, radiator, painted panelling to wall, loft access.

### BEDROOM

12' 2" x 9' 9" (3.7m x 2.96m)

Double glazed window, radiator.

### BATHROOM

10' 4" x 9' 8" (3.16m x 2.95m)

Double glazed window, radiator, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, partial tiling to walls, fitted mirror, fitted mirrored wall unit, fitted glass shelf.





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## GARDEN

There is a small area of outside space to the rear with room for a bistro set and fuel storage.

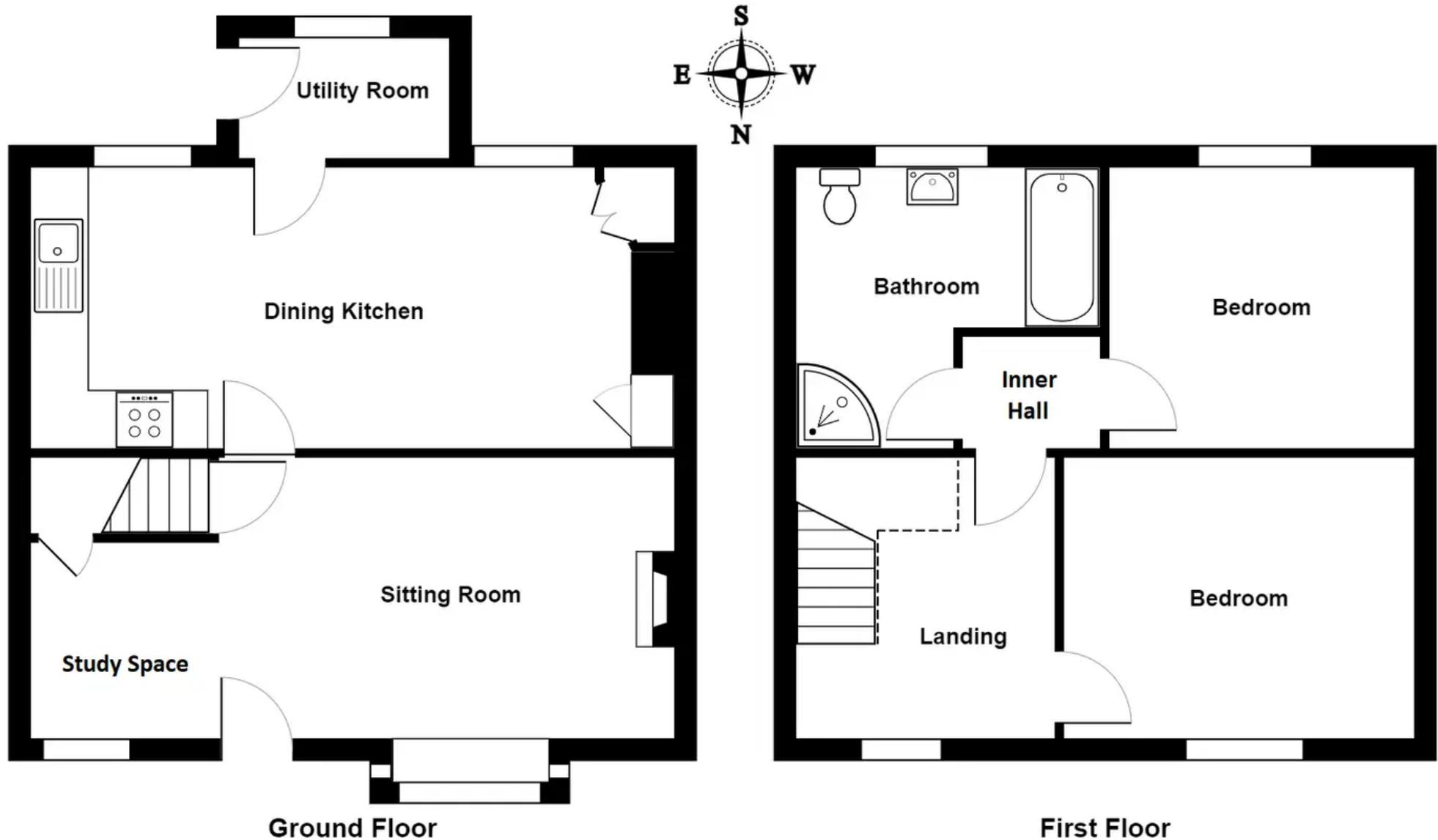
## OFF ROAD

1 Parking Space

Off road parking for one vehicle in adjacent parking area.



Energy rating	Current	Po
A		
B		
C		
D		
E	54   E	
F		
G		



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Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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